



Filmore Hill Farmhouse

Filmore Hill, Privett, Hampshire

Grade II listed farmhouse in 2 acres of gardens and grounds

Filmore Hill Farmhouse is an attractive Grade II listed property, sitting in an enviable position in the heart of the South Downs National Park. There are well proportioned rooms over two floors and scope to create further accommodation, subject to the necessary planning consents.



2 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE, CARPORT AND WORKSHOP



2 ACRES



FREEHOLD



VILLAGE



2536 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Filmore Hill Farmhouse has been in the same ownership for some 30 years and has been a much loved family home. Dating from the 18th Century, this Grade II listed former farmhouse is of brick construction with a tiled roof. It is an attractive period home, which has plenty of historic charm and features that are associated with a house of this era, including open fireplaces, quarry tiled floors, and traditional exposed beams. The house could now benefit from some further updating and has scope to extend the accommodation, subject to the necessary planning consents.

The house offers well proportioned accommodation over two-floors. The ground floor comprises two reception rooms to the front of the house, a cosy sitting room with wooden floors, exposed beams and an open fire place (Jestmaster fire) and a formal dining room is found across the hallway, which has attractive quarry tiled floors, wooden paneling, exposed beams and built in storage into the alcoves. There is a fantastic open plan kitchen, dining and

living space to the rear of the house, which has a range of hand built units and a central island, along with a butler sink, two-oven Aga, separate oven and gas hob; this is a fantastic light space, with plenty of space for a casual dining space and seating area. There is access out onto a covered terrace and garden via double doors. There is a small utility room, a cloakroom and a study on this floor and access down into the cellar.

Stairs lead up to the first floor, where there is a principal bedroom, which has built in wardrobes and an en suite shower room, along with doors out onto a balcony from which to enjoy the far reaching views across the gardens and countryside beyond. There are two further double bedrooms, one of which has an en suite shower room, a single room and a family bathroom.



Outside

The gardens and grounds wrap around the house and provide a wonderful secluded setting. With carefully planted, mature shrub and herbaceous borders, there are also raised vegetable beds along with former paddocks. To the front of the house is a pond which is teeming with wildlife and known for its bull rushes.

To the side of the house is a large gravel driveway, providing ample parking for several vehicles, and leading to the garage, carport and workshop, formally used as stables. In addition there are fruit cages and greenhouses, for those looking for a slice of the good life!

Location

The property lies in the heart of the South Downs National Park and is set back from a quiet country lane in the well regarded village of Privett. There is a church in the village, a village hall and the nearest shop is at the Meon Hut crossroads, about 1.2 miles away. The larger villages of West Meon, East Meon and Froxfield are all close by, and Petersfield with its

comprehensive facilities including a main line station and Waitrose is 6.8 miles to the east. Winchester is about 14 miles to the west along the A272.

The A3 at Petersfield provides good regional transport links to Guildford and the M25/London beyond. At Winchester the M3/A34 links to Southampton and the north. There are many well regarded state and private schools within the region, including Bedales and Churchers at Petersfield or St Swithuns, Winchester College, Twyford and The Pilgrims' School in and around Winchester and Alton College at Alton. The surrounding countryside is accessible from the doorstep with direct access out onto the network of footpaths and bridleways, including the South Downs Way.



Distances

- Winchester 14 miles
- Alresford 7.1 miles
- Petersfield 6.8 miles
- Alton 10 miles

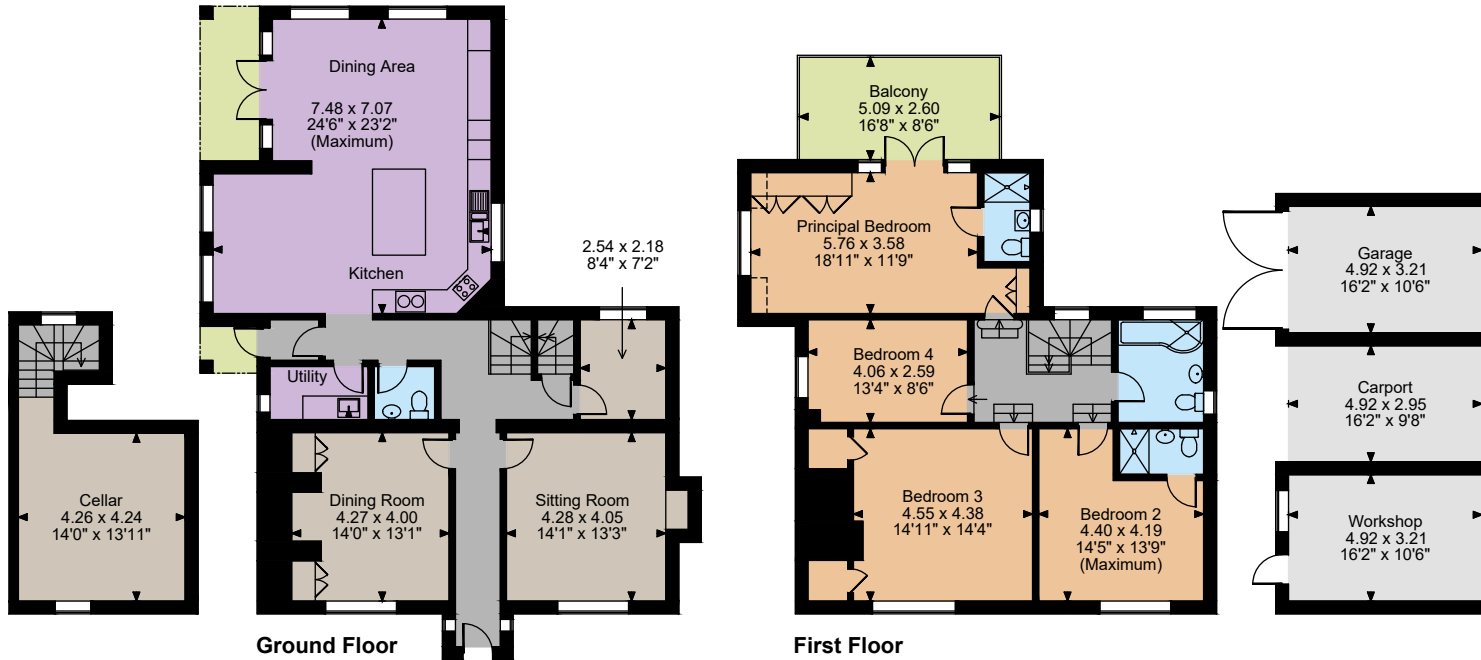
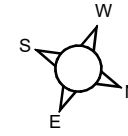
Nearby Stations

- Petersfield Railway Station
- Alton Railway Station
- Winchester Railway Station

Nearby Schools

- Langrish Primary School
- Ropley C of E Primary School
- St Swithuns School, Winchester
- Bedales, Petersfield
- Churchers College, Petersfield





The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 2536 sq ft (236 sq m)

Garage internal area 170 sq.ft (16 sq m)

Workshop & carport internal area 344 sq ft (32 sq m)

Balcony external area 142 sq ft (13 sq m)

Total internal area 3,050 sq ft (283 sq m)

For identification purposes only.

Directions

Post Code GU32 3 NX

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General

Local Authority: East Hampshire District Council

Services: Mains electricity and water, oil fired central heating. Private drainage.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

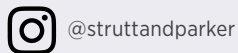
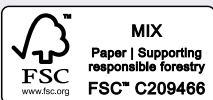
Council Tax: Band G

EPC Rating: E

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